

MEETING SUMMARY

DATE February 17, 2015
PLACE 50 W Gay St
TIME 3:05 pm – 4:34 pm

A CALL TO ORDER

Present: Bart Overly, William Fergus, Trent Smith, Ryan Szymanski, Denis de Verteuil and Kim Way

Staff Present: Jackie Yeoman, Mark Dravillas and Christopher Lohr

Note: Due to technical difficulties the meeting was not heard in the order of the agenda.

B APPROVAL OF MINUTES

3:06 Meeting Summary- December 10, 2014.

Motion: To approve the December 10, 2014 Meeting Summary.

Motion By: Mr. Smith / second by Mr. Way

Result: Approval (5-0); Mr. Overly abstained

OTHER BUSINESS

3:06-3:09 Election of Chairs

Discussion:

- Mr. Way suggested the member who missed the least amount of meetings be nominated for Vice Chair. Mr. Smith noted that he was present for all meetings in 2014.

Motion: To elect William Fergus as the EFRB Chair.

Motion By: Mr. Way / second by Mr. Szymanski

Result: Approval (6-0)

Motion: To elect Trent Smith as the EFRB Vice Chair.

Motion By: Mr. Smith / second by Mr. Way

Result: Approval (6-0)

3:09-3:10 East Franklinton District - Graphic Design Guidelines

Staff Report by Jackie Yeoman:

- Mrs. Yeoman stated that City Council adopted the East Franklinton District - Graphic Design Guidelines (Ord # 0213-2015) on February 2, 2015. The Guidelines will be used by the Review Board and staff to review future graphics applications within the District.

C OLD BUSINESS

D APPLICATIONS FOR CERTIFICATE OF APPROVAL

3:13-4:30 15-02-001 Address: 201 S. Lucas
Property Owner: Manhattan Project, LLC
Applicant: Jonathan Barnes Architecture and Design
To be reviewed: Live/work, multi-family development

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. Mrs. Yeoman noted that the drawings provided to the Board were updated by the applicant on 2-12-15. The site is within the Arts and Innovation District.
 - The project will include a .42 acre site located at the northwest corner of Rich and Lucas streets and will also include Lucas Street..
 - The applicant is proposing two (2) four-story buildings connected by exterior walkways and stairs to provide sixty-nine live/work units with eighteen parking spaces on the ground floor and an additional eighty-nine parking spaces on Lucas Street.
 - Staff described previous council variances and parking reductions for the property.
 - The applicant is seeking a certificate of approval with conditions to return to the Board with a final site plan in the future.
 - Mrs. Yeoman noted staff's concerns about the proposed parking design on Lucas Street as the proposed layout produces the appearance of a parking lot rather than an urban street.
 - Staff requests a commitment to the number and location of spaces that will be permanently associated with the multi-family development.

Applicant Presentation:

- Mr. Barnes described the live/work development project and noted that a future proposal for a mirrored project to the north of the site is likely. The following was described about the new development:
 - The live/work units are designed to allow occupants to live or work in a unit.
 - Market Alley on the ground level will be part of the public space of the neighborhood. Overhead garage doors can be opened for public access during designated times.
 - The buildings are four-stories with an open, exterior walkway, open-air stairs and an elevator.
 - The exterior of the building portrays the "gritty" history of East Franklinton. The scale of the east elevation adds to the character of the building (80-90' long with singular façade). The east and south façades will be a painted steel material and will have the appearance of Corten rain screen cladding. The north and west facades will be covered with grey concrete board.
 - The building will be placed on the lot line of Walnut, creating a small space between the proposed building and any future building to the north. The north elevation will be difficult to see in the future when sister building is constructed.
 - The west alley will be one-way to allow for garage access.
 - Lucas Street will remain a public space that can be used for events. The current site plan has not been designed to the level of the building and JBAD will return to the Board in the future for site plan review. JBAD is aware that the site plan needs adequate space for pedestrians.
 - The elevator shaft will be a place for public art and the north elevation will be set aside for intentional graffiti.
 - The common deck on the fourth floor will have a trellis created with exposed bar joists.

Discussion:

- Mr. de Verteuil asked if JBAD intends for the public to move through Market Alley and if the mirrored building on Lucas will create a "weird" space on Walnut Street. Mr. Barnes responded they will make the space as open and public as possible, but they don't have a circulation pattern designed. Mr. Barnes also clarified there are overhead doors on both sides of Market Alley that will be opened for the public to walk through and there will need to be a gate to restrict people from walking upstairs.
- Mr. Barnes responded to staff's comment on setbacks and public space on Lucas and Rich by stating it is the applicants' intention to provide a balanced and walkable environment.
- Mr. Way asked if the existing parking on Lucas Street was allocated to the uses in 400 W. Rich Street.
 - Mrs. Yeoman responded that Lucas St. was not included in the council variance parking calculations.
 - Mr. Sherman and Mr. Barnes responded that the applicant is considering structured parking on the lot of 400 W. Rich Street. Mr. Barnes added that they desire concentrated parking, not individual parking

- for each development and that the gravel lot at Town and Lucas may need to remain until structured parking is feasible.
- Board and staff agreed with concentrated parking, but emphasized the need to know how much parking has been provided for Lucas Lofts and where it will be located. Surface parking is an accessory use in the EF District.
- Mr. Fergus discussed the plan recommendation for 25% glass windows on the upper story floors.
 - Mr. Barnes responded that JBAD believes the lack of glass fits the character of the area. He also added he would entertain the idea of additional windows west of the elevator shaft.
 - Mr. Overly stated he had no problem with the lack of windows, but believes the materials of the building will be very important.
 - Mr. Way stated that Rich Street is the only public street the building faces and he thinks more glass is appropriate for the south facade.
 - Mr. de Verteuil suggested signage for the market on Rich Street that would indicate it is open.
- Mr. de Verteuil asked if the ground floor units on Rich Street will be retail space. Mr. Barnes responded they believe they will be, but it has not been determined.
- Mr. de Verteuil asked where the tenants park if Lucas is closed for public events. Mr. Barnes stated this will need to be addressed in the larger parking solution. Mr. Sherman responded they may only close the street from Town to Walnut.
- Mr. Szymanski asked how many parking spots the applicant thought were necessary for the live/work development. Mr. Barnes responded 69 spaces. Mr. Szymanski agreed or thought less, but stated the parking should be accessible 24 hr/day and 365 days/yr if a parking variance is granted.
- Mr. Barnes clarified there will be no roof-top-units on the building.
- Mr. Way asked if there is a way to celebrate the balconies on the east façade. Mr. Barnes responded it would take away from the simplicity of the project.

Motion: To approve with the following conditions:

1. Dimensioned site plan showing utility easement, right-of-way, setbacks, lighting, parking, bicycle parking and other relevant details submitted to the Board for review and decision.
2. Landscape plan with plant and material descriptions and cut sheets submitted to the Board for review and decision.
3. Commitment to the number of parking spaces on Lucas Street that will be permanently dedicated to the multi-family development.
4. Accessible parking provided per code.
5. South elevation to be reviewed and approved by Board.
6. Any material change in the architecture of the building based on site conditions is to be reviewed by the Board for decision.

Motion By: Mr. Fergus / second by Mr. de Verteuil

Result: Approval (6-0)

E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING

F STAFF ISSUED CERTIFICATES OF APPROVAL

G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

- 4:30 1. 289 W Walnut
Change in use, Parking, Exterior Renovations| Reviewed 12/10/2014 | Issued 12/17/2014

H OTHER BUSINESS

4:31-4:34 Expanded Staff Approval List - Draft Review

Staff Report by Jackie Yeoman:

- Mrs. Yeoman provided background on the purpose of the staff approval list and described the Board's authority to annually approve a list of actions which are eligible for staff consideration.

Discussion:

- Mr. Fergus noted that staff review of projects will be reviewed by the Board on an ongoing basis. He further stated that if the Board is not satisfied with staff review they can make this known and request future applications to come to the Board. Mrs. Yeoman agreed that staff should be responsive to the Board in the review of applications.

Motion: To approve the Staff Approval List.

Motion By: Mr. Smith / second by Mr. de Verteuil

Result: Approval (6-0)

I NEXT MEETING

Tuesday – March 17, 2015 at 50 W Gay St at 3:00 pm.